



Rock House , Aberporth, SA43 2EY

£459,950

A fantastic opportunity to purchase this three bedroom cottage located in the popular seaside village of Aberporth in a part that rarely offers property for sale, directly overlooking the two beaches and the sea, and positioned at the near end of a No-Through road. The accommodation comprises: hall, living room, boot room, w.c. Dining room, kitchen, first floor landing, balcony, master bedroom with ensuite, two further bedrooms, all of which enjoy sea views. Externally, to the front of the cottage is a patio garden with established shrubs and plants bordering with a miniature railed wall, two car parking spaces to the front on a brick paved driveway. Generally, outside space here is of low maintenance but with the balcony and the lower patio garden, both provide lovely low maintenance/easy to maintain areas to sit and enjoy the beautiful surroundings.

Upvc glass panel door to:-

Porch



Upvc window, stable door, wooden panel walls, wood effect flooring. Door to:-

Living Room



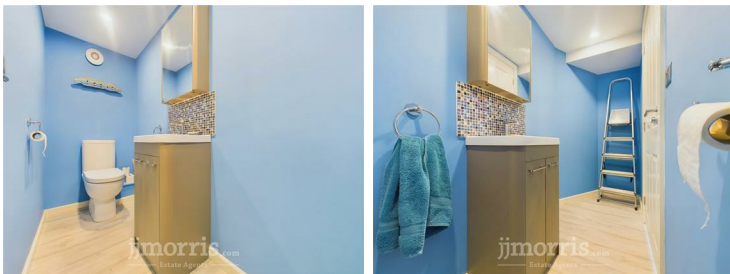
Upvc bay window, log burner, under stairs storage, spotlights, wood effect flooring, electric heater.

Boot Room



Electric heater, spotlights, Upvc window, Upvc door, wood effect flooring.

WC



Low flush WC, hand wash basin with unit, spotlights, part tiled walls, wood effect flooring.

Dining Room



Exposed beam, Upvc bay window, spotlights, wood effect flooring, electric heater.

Kitchen



Having a range of wall and base units, spotlights, integrated dishwasher, fridge, freezer, washing machine and dryer, part tiled walls, wood effect flooring, carbon Phoenix sink, electric hob with extractor fan over, built-in oven, two Upvc windows.

FIRST FLOOR

Landing



Wood effect flooring, exposed beam, spotlights, loft access, electric heater. uPVC doors to:

Balcony



A fantastic place to sit out and enjoy the view!

Master Bedroom



Exposed beams, Upvc window, electric heater.

Ensuite



Walk-in shower with glass screen, low flush WC, two hand wash basins, spotlights, tiled walls, tiled floor, Upvc window, built-in storage with boiler, electric heater, loft access.

Bedroom Two



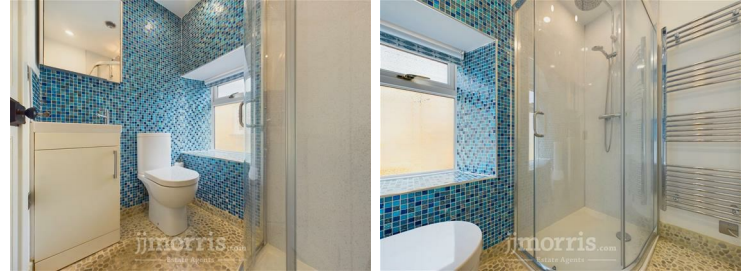
Exposed beams, two Upvc window.

Bedroom Three



Two Upvc windows, loft access, electric heater.

Family Bathroom



Walk-in shower with screen, hand wash basin with unit, low flush WC, Upvc window, spotlights, part tiled walls, white pebble mosaic tiles, heated towel rail.

Externally



To the front of the cottage is a patio garden with established shrubs and plants bordering with a miniature railed wall, two car parking spaces to the front on a brick paved driveway. Generally, outside space here is of low maintenance but with the balcony and the lower patio garden, both provide lovely low maintenance/easy to maintain areas to sit and enjoy the beautiful surroundings.

Utilities & Services

Heating Source: Electric Storage Heaters

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///tutorial.boats.storms](#)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Limited

Three Voice - Likely & Data - Limited

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

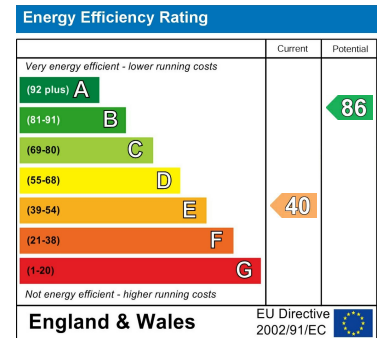
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.